



BLUEPRINT for ACTION

MAY 1998

Central Albuquerque Community Blueprint for Action Planning Department

City of Albuquerque

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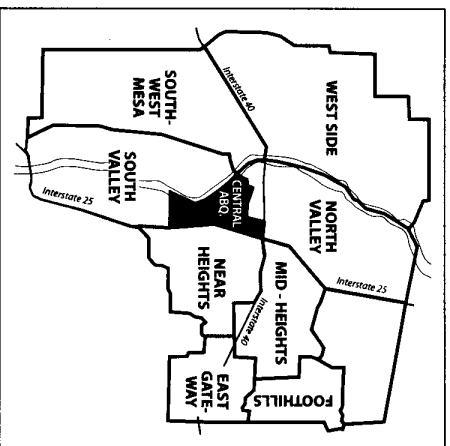
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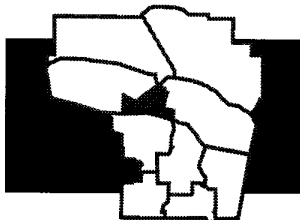


Albuquerque's Community Planning Areas

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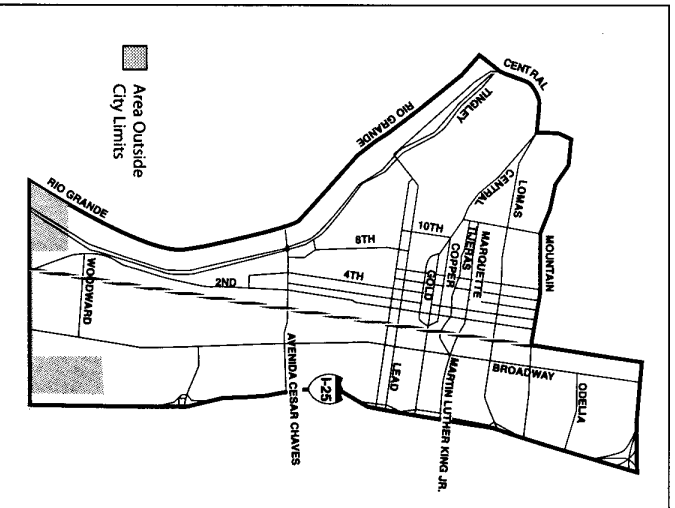


Executive Summary

Introduction

**City of Albuquerque
5-Year Goals and
Central Albuquerque
Community Conditions**

Executive Summary



Central Albuquerque Major Streets

Central Albuquerque is the center of business and government activity for the city. The surrounding neighborhoods are the oldest and most historic areas in Albuquerque. Two major interstates, I-40 east-west and

I-25 north-south, connect the area with other parts of Albuquerque and the state. Central Albuquerque is made up of distinctive neighborhoods that surround the downtown business district. These neighborhoods have experienced severe economic, social, and long-term distress. However, the area has a number of strengths that are contributing to the revitalization of the area. Central Albuquerque is experiencing new growth as a government, business, and entertainment center with large potential benefits for the neighborhoods. A majority of the families living in the area have deep roots in the community. The Neighborhood associations are among the oldest and most active in the city. The total population is estimated to be 20,695. The overall poverty rate is 33%, the highest in the city. There are 1,095 households who receive public assistance which is, again, the highest in the city. There are 636 households below the poverty level headed by females. More than 55% of the areas housing stock is pre 1950. The area also contains a disproportionate number of rental homes that violate the City's housing code.

These neighborhood associations have in the past been very involved in the planning process. All were invited to participate in the partnership. The partnership came with a list of 18 concerns that have been used as a guide for this Blueprint. Other issues not identified by the partnership, but by neighborhood associations or business organizations have also been included.

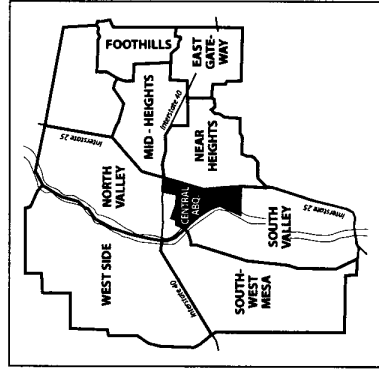
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This Blueprint is a broad statement of problems, concerns and goals that should be addressed. It is not intended to compete with or replace other important policy documents designed to guide development and redevelopment of the area, such as the Downtown Plan. While conditions change frequently, some problems are constant. These issues are outlined in detail throughout this Blueprint.

The most serious needs and issues identified on the Central Albuquerque Partnership and other concerned members of the community are homelessness; economic development and revitalization of downtown; and transportation issues.



Introduction



Albuquerque's Community Planning Areas

The purpose of this Blueprint is to identify community concerns for response by the City, other governments, and by the private sector.

The documents has three parts: first, a summary of community conditions, second, it addresses the communities issues and concerns based on the neighborhood's representatives to the partnership.

The Community Planning Partnerships

The Central Albuquerque Partnership formed in the summer of 1996. With the City Councillor as co-chair, members include the principal of Albuquerque High School, and representatives of neighborhood associations, the Senior

Centers, and business organizations. Interested people are continually added to the mailing list. During the first year, meetings were held every month or two. In its second year, the partnership has met less regularly, and less frequently, concentrating on a more focused effort with more interested parties to work on projects, policy proposals, and other community priorities.

The Central Albuquerque Partnership met three times to discuss community concerns and issues. A list of 18 concerns was developed.

One of the major issues was the impact of the homeless as well as the concentration of homeless services in the downtown core area. Mayor Martin Chavez was requested to establish a task force to address this issue. The entire task force report is included in this blueprint.

The HUD Plan workshop and meetings about the Old Albuquerque High Plan, Big I Reconstruction, and the CPTED plans were also well attended.

The Community Blueprints for Action: This blueprint is one of nine. Each blueprint describes a community planning area and analyzes its priority issues. The Blueprint presents an analysis of conditions in the community based on the information and ideas which are currently available. This information was compiled from extensive Partnership discussion, input from community meetings and city agencies, and a variety of existing plans and reports.

Because information is taken from many sources, it should be interpreted with caution. For example, census data is compiled by tract, block group, and extrapolation methods. Nonetheless, we believe the major points derived from the analyses are useful.

Information comes from several sources:

- The Community Planning Partnership
- Youth planning meetings organized by the Office of Neighborhood Coordination
- Youth planning meetings organized by the Cultural and Recreation Department
- Community meetings for the HUD 5-Year Plan
- Many City documents including the Albuquerque Progress Report, the Sustainability Indicator Report, and the Area Sector Plans to name just a few
- Special Purpose Workshops (sector plans, CPTED, etc.)
- City staff field observations

Blueprint Contents

First, community conditions are summarized under each of the City's seven goals. Next, a profile of the community's conditions, issues, and key findings and recommendations are present-

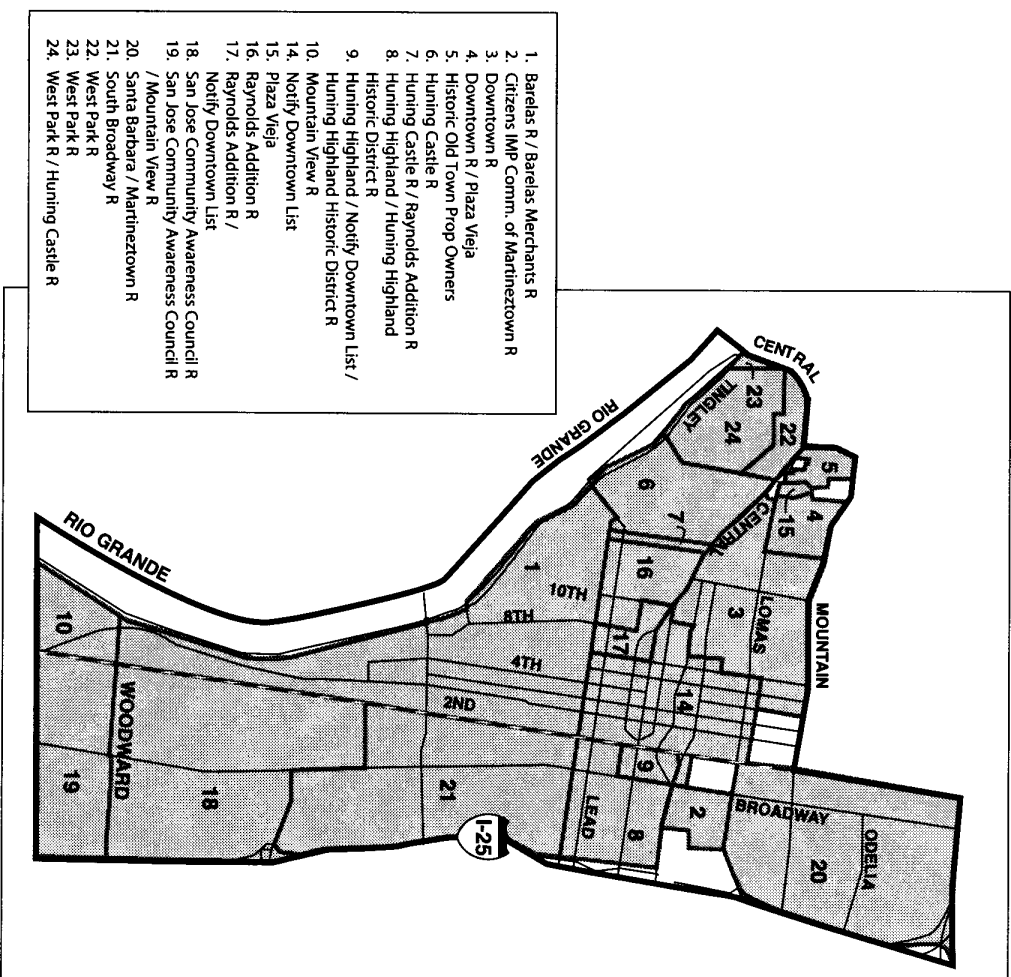
ed for nine topics. Finally, priority issues and actions being taken to address them are discussed.

What Is Next?

These initial renditions of the Blueprints will be revised and enhanced over the next year in order to develop them into Community Area Plans. The area plans may be presented to the Environmental Planning Commission and the City Council for adoption as Rank II plans. Each area plan will coordinate with all adopted Area and Sector Development Plans.

The Community Area Plans should serve as building blocks for revising and updating the City's Rank I Comprehensive Plan. By compiling all the Blueprints and eventually all the Area Plans, common issues, strengths, and opportunities should surface and lead to city- and region-wide policies. The Area Plans will be fully updated periodically and may have individual components updated more frequently.

The Blueprint is intended to provide a basis for actions which can improve quality of life. If you have questions or want to participate in planning for the community, call the Community Planner at 924-3860. ☐



Central Albuquerque Neighborhood Associations



City of Albuquerque Strategic Planning Process

The City of Albuquerque is charged with providing quality service to its citizens. This objective is getting harder to achieve, however, as the gap between the demand for service and lagging growth in budgetary resources to provide the service continues to grow wider. For this reason the City of Albuquerque has embarked on a significant effort to improve service quality by drafting a Strategic Management Plan dated January 22, 1998. The Plan suggests some strategies for how city departments can improve conditions in the city by:

- developing a current and thorough understanding of community and customer conditions and trends;
- translating that knowledge into effective and efficient programs that improve those conditions; and
- measuring results of programs for their effectiveness;

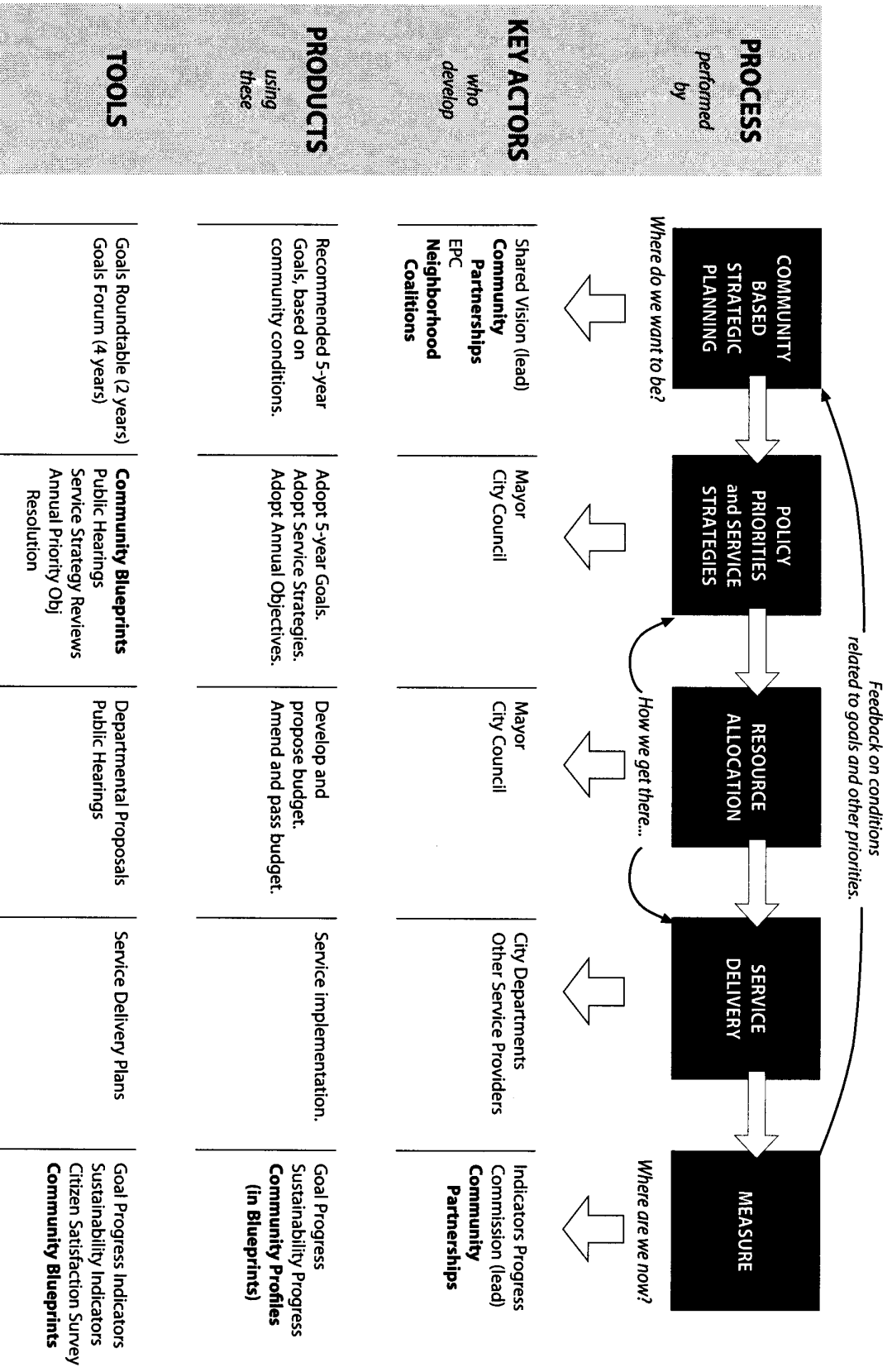
The Community Blueprints have accomplished the first two objectives by developing a profile of community conditions and suggesting recommendations to improve those conditions. Community Planners will work with the Office of Management and Operations Improvement and the community partnerships to develop the third objective. Projects that come about as a result of

the "Recommended Actions" in the Blueprint will need to contain quantitative measures to determine if community conditions improve as a result of the actions.

The following graph shows how the Community Planning effort fits in with the City of Albuquerque's Strategic Planning process to track progress toward improved service to the citizens of Albuquerque. City Goals and North Albuquerque Community Conditions. □



Strategic Planning in the City of Albuquerque – Vision in Action Process





City of Albuquerque 5-Year Goals and the Central Albuquerque Community Conditions

The City of Albuquerque adopted the following seven City Goals in 1994. They are used to set one-year objectives for City Government and to organize annual budget requests. They are also used as the basis for performance review documented in the Albuquerque Progress Report, one of the City's primary evaluation tools.

The Community Blueprints for Action organize the key findings about each of Albuquerque's Community Planning Areas under these city-wide goals. This will help establish baseline measures of community conditions that can be used to evaluate community progress.

GOAL 1: Enhance the basic social contract by enhancing the lives of youth and seniors, supporting the family, fostering and maintaining stable neighborhoods and providing affordable housing.

- The largest population group is 59% between 18-64 years of age
- The property rate is 33%, the highest in the city
- There are 636 households below the poverty level headed by females.
- Child care centers have long waiting lists.
- Summer activities are need for about 3500 children
- Seniors 65 years of age and older, 500 are below the poverty level
- Persons with disabilities are more prevalent than elsewhere in the city.
- 858 are mobility/self care disabled and 1,458 are work disabled.
- There is a high concentration of facilities serving the homeless.
- Central Albuquerque ranks second in having the highest percentage of renter occupied housing.
- More than half (55%) of the area's housing was built prior to 1950.
- Central Albuquerque has the highest crime rate, two to three times the city-wide average.

GOAL 2: Improve public safety services.

- Drug and narcotic arrests are 3.5 times the rate of the next highest area.
- There were 61 cases of violent juvenile crimes in 1995.
- Absentee landlords are a concern for many area residents
- Residents would like to see an increase in foot patrols as well as a police substation.

GOAL 3: For infrastructure, equitably balance new construction, maintenance and repair.

- In Central Albuquerque, 5,054 persons travel to work alone.
- Only 687 persons use the Transit system.
- There is a great need to entice private investment into Downtown.

GOAL 4: Achieve sustainable development, and balanced development and redevelopment, including infill development.

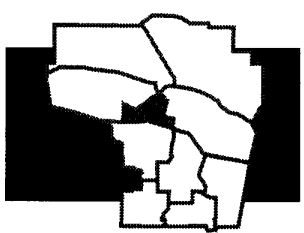
- The highest concentration of deteriorated single family homes is located in Central Albuquerque; 42% of the units showed some signs of deterioration.
- Central Albuquerque ranks second for percentage of renter occupied housing units.
- There is a shortage of affordable housing
- Rehabilitation of homes is a priority to stabilize the neighborhoods.
- Neighborhoods need to be buffered from business areas.
- Only 612 persons car pool. 687 use Transit.
- 1,474 households do not have vehicles.
- Development of Downtown Shuttle System could improve air quality.
- There is a superfund cleanup site in San Jose.
- Brown field contamination at the Santa Fe Rail yard needs to be cleaned up.
- Elimination of one way streets in Downtown could improve air quality.

GOAL 6: Adopt and pursue implementation of an economic vitality strategy.

- Fourteen of area residents receive public assistance.
- The unemployment rate of 13% is the highest in the city.
- Twenty-four of Central Albuquerque households are headed by single women.
- Households are projected to increase due to relocation of government employment.
- There is a higher concentration of both young people and seniors than in the city as a whole.
- Fifty-nine percent of area residents are in the prime working ages of 18-64 years of age.

GOAL 7: Foster the expression and appreciation of Albuquerque's cultures.

- Central Albuquerque is the oldest area of the city;
- Has the highest concentration of Hispanics (66%) in the city;
- The highest number of local and tourist attractions are located in Central Albuquerque.

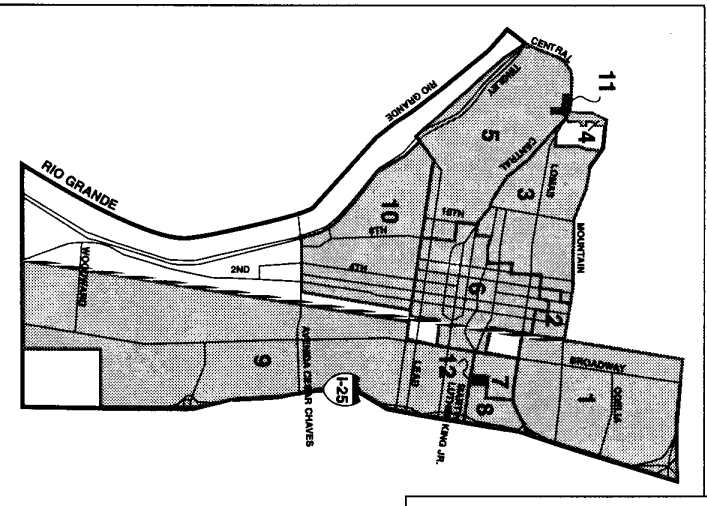


Central Albuquerque's Community Profile

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Community Profile

History and Development



1. Martineztown / Santa Barbara 1990 (continued on North Valley)
2. McClellan Park 1984
3. Downtown Neighborhoods 1976
4. Rio Grande Corridor (continued on North Valley)
5. Hunting Castle Reynolds 1981
6. Downtown Core 1992
7. South Martinez Town
8. St. Joseph Hospital 1979
9. South Broadway
10. Barelas 1993
11. Rio Grande Corridor (overlap)
12. St. Joseph Hospital (overlap)

The Central Albuquerque Community Planning area includes the city's historic core and its Central Business District (CBD). Central Albuquerque neighborhoods such as San Jose, Barelas, and Martineztown were initially settled as Spanish agricultural villages in the 18th and early 19th centuries. The CBD itself was developed in the late 19th and early 20th century as the center of Albuquerque moved east from the original Spanish plaza to be closer to the railroad tracks that arrived in Albuquerque in 1884 and provided the base for economic growth until World War II. Other Central Albuquerque neighborhoods, such as the Downtown Neighborhood, initially formed as middle-class, Anglo-American residential areas, introducing American architectural styles to the traditional Hispanic adobe of the surrounding neighborhoods.

- [Goal 3] For infrastructure, equitably balance new construction, maintenance and repair.
- [Goal 4] Achieve sustainable development and balanced development, including infill development.
- [Goal 6] Adopt and pursue implementation of an economic vitality strategy.

Virtually all of the downtown neighborhoods suffered in the wake of post-World War II growth in Albuquerque. Retail activity in the CBD has virtually disappeared, losing to shopping malls and strip developments that followed the center of population to the east mesa. The closing of the Santa Fe Railroad maintenance yards, once the largest employer in Albuquerque, had a devastating economic impact on the adjoining Barelas neighborhood whose residents had depended on AT&SF for employment and whose merchants had depended on trade generated by the yard's hundreds of workers.

Today, neighborhoods in the Central Albuquerque area are among the most economically distressed in the City, particularly those south and east of the CBD, including Barelas, Martineztown, South Broadway, and San Jose. Overall, the poverty rate for Central Albuquerque is about 32.5%. The poverty rate in Barelas (Census Tract 14.0) is 46.4%, the highest in the City. Martineztown (C.T. 20.0) with a poverty rate 43.5% and South Broadway/San Jose (C.T. 13.0) with a rate 36.5% are also extremely distressed.

- [Goal 3] Enhance the basic social contract by enhancing the lives of youth and seniors, supporting the family, fostering and maintaining stable neighborhoods and providing affordable housing.
- [Goal 6] Adopt and pursue implementation of an economic vitality strategy.

DEMOGRAPHICS

* Highest percentage in City ~ Lowest percentage in City

Population:	Total Pop.(1990)	20,695 (4.5% of City total)
Age:	< 5 years of age	7%
	5-17 years of age	17%
	18-64 years of age	63%
	65-74 years of age	7%
	> 74 years of age	6%
Ethnicity:	*Hispanic	66%
	Anglo	26.2%
	*Black	4.6%
	Native American	2%
Education:	High school graduate	22%
	Bachelors degree or higher	18%
Employment:	*Unemployment rate	13.1%
Welfare / Poverty:	Students receiving free lunch	75%
	Families on public assistance	14%
	*Persons living in poverty	33%
Households by Type:	~Family Households	56%
	Single Female Households	24%

Total population

Central Albuquerque has 20,695 residents (4.5% of citywide total). The number of households in Central Albuquerque is projected to increase due to government relocation of jobs to downtown as well as infill projects by non-profits.

Assets and Potential

The population of Central Albuquerque's neighborhoods is predominantly hispanic. Approximately 66% of Central Albuquerque residents are Hispanic and an additional 5% are African American. Central Albuquerque's lower-income neighborhoods tend to have a slightly higher concentration of both young people and seniors than the city as a whole. On average in 1990, 8% of the population was under 5 years old, and 12% was over 65 years old. The most telling difference between Central Albuquerque and the city as a whole, however, was found in the percentage of the population in the prime working ages of 18-64. Only about 59% of the population of Central

Albuquerque's poorer neighborhoods were in this age group, compared to nearly 64% in the city as a whole.

Ethnicity

The ethnic composition of the area's residents:

White 26.2%
 Hispanic 66% (highest in the city)
 Black 4.6% (lowest in the city)
 Native American . . 2%

Employment

The Central Albuquerque unemployment rate of 13% was the highest in the city in 1990. It remains among the highest concentrations now. Conversely as the City's primary employment center, the area provides employment to approximately 18,000 to 19,000 people.

Welfare/Poverty and Family Services:

Key indicators of poverty in Central Albuquerque follows: (Source: *Human Needs Assessment*)

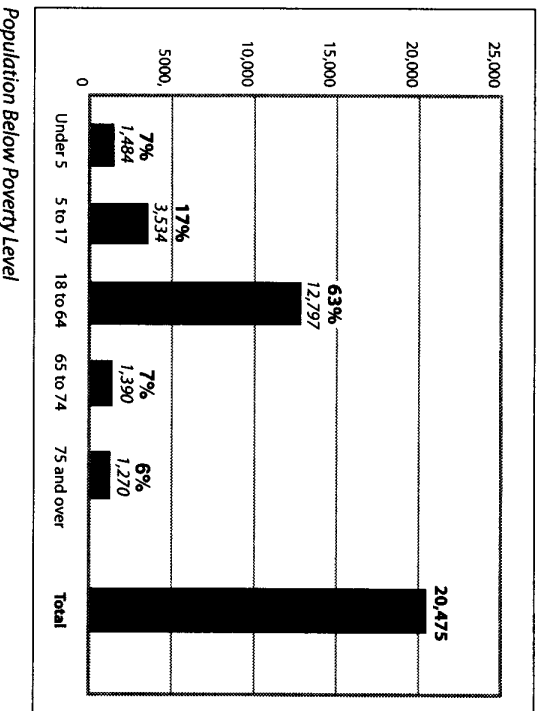
- Persons living in poverty — 6,727 persons or 33% (highest in the city);
- Persons over 65 living in poverty — 1,650; and
- 1,095 households (14%) receive public assistance, the highest in the city.

In 1990 approximately 51% of all families in Central Albuquerque had incomes that were under 50% of the Albuquerque median. Only 28% had incomes that exceeded 80% of the area median. In Barelas, South Broadway, and San Jose, more than one in every five households receives public assistance income. Overall, about 14% of area residents receive public assistance income.

Nearly 32% of all households in Central Albuquerque were below the poverty level. Almost 24% of the households in Central Albuquerque were headed by single women. The poverty rate for these families was 33%. (Source: *Human Service Needs Assessment*)

Almost half of all children in the area live in poverty, over 75% of elementary school students receive free lunch. 1,095 or 14% receive public assistance. Single female head of household account for almost 24%. This is the second highest rate in the City for families with children under 18 years of age. Fifty-six percent of families are married couple families, the lowest in the city.

Of the 1,534 children under 5 years of age, 742 live in poverty. There are 636 households below the poverty level headed by females, of which 367 have children under 18, 133 have chil-



dren under 5, and 234 have children between 5 and 17.

Affordable child care is available at schools and community centers. The city also has three child care centers serving 40 children each. All have waiting lists indicating a need for additional day care facilities.

Extended family members often provide child care. Still, with the poverty, public assistance and unemployment rates, and single parent families with children, it is necessary to examine the extent of need for child care for about 1500 children under 5 years of age, and after school and summer activities for about 3500 school children. Affordable child care is an important factor in supporting employment and job training.

A myriad of social services and recreational services are available at the four community centers in Central Albuquerque. (See *Community Services Map for Locations*.) Recreation programs as well as breakfast and lunch programs are offered during the summer.

Potential

The population of Central Albuquerque's neighborhoods is predominantly Hispanic. Approximately 66% of Central Albuquerque residents are Hispanic and an additional 5% are African American. Central Albuquerque's lower-income neighborhoods tend to have a slightly higher concentration of both young people and seniors than the city as a whole. On average in 1990, 8%

of the area's population was under 5 years old, and 12% was over 65 years old. The most telling difference between Central Albuquerque and the city as a whole, however, was found in the percentage of the population in the prime working ages of 18-64. Only about 59% of the population of Central Albuquerque's less affluent neighborhoods were in this age group, compared to nearly 64% in the city as a whole. Revitalization: The area has a number of strengths that can contribute to the revitalization of these neighborhoods. A majority of the families living in the area have deep roots in the community. As evidenced in the response to Albuquerque's community policing initiative. There is a strong corps of neighborhood activists committed to revitalization of their communities. Many Central Albuquerque neighborhoods have a built environment that reflects Albuquerque's distinctive vernacular architectural traditions – from traditional adobes to Victorian homes of the railroad era to WPA (Works Progress Administration) pueblo revival-public buildings.

The area has other important assets. Albuquerque's Central Business District is experiencing new growth as a government, business and entertainment center with potential benefits for surrounding neighborhoods. The City and the State of New Mexico are currently making substantial investments in major cultural and recreational facilities in and near Central Albuquerque, including a botanic garden, aquarium, aquatic park, improvements in the Rio Grande Zoo, and construction of the International Hispanic Cultural Center in the heart of the Baretas neighborhood.

Charts on Population (Human Services Needs Assessment)

Family, Children, Youth, and Education – Health and Substance Abuse

Even though this Community Planning area is near several major medical facilities, the lack of access to primary medical and dental care is characteristic of the area's population that lacks private health insurance and may not be eligible for Medicaid.

Central Albuquerque has the greatest need for health services to the homeless as well as individuals in poverty (2,152). More than 15.5% of women under the age of 18 received little or no prenatal care.

Substance Abuse

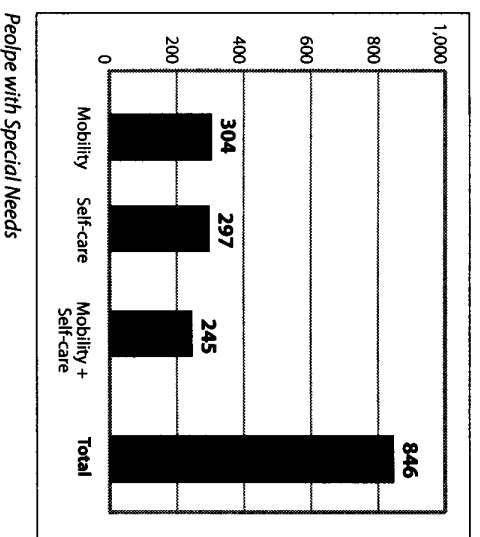
The crime rate for drug/narcotic violations in 1995 was 4.8%, three and a half times the rate in the next highest area. In 1995, 657 persons were arrested for DWI, twice the rate in any other part of the city.

Police officers and crime analysts believe that a large percentage of burglaries, auto thefts, and other property crimes are carried out to support expensive drug habits. (Source: Human Services Needs Assessment)

A substance abuse recovery home is needed for homeless women with children. (Source: Homeless Report) The City also needs to expand its detoxification facility to serve public inebriates.

Education and Schools

Family Services: Affordable child care is available at schools and community centers. The city also has 3 child care centers serving 40 children



People with Special Needs

each. All have waiting lists indicating a need for additional day care facilities.

Extended family members often provide child care. Still, with the poverty, public assistance and unemployment rates, and single parent families with children, it is necessary to examine the extent of need for child care for about 1500 children under 5 years of age, and after school and summer activities for about 3500 school children. Affordable child care is an important factor in supporting employment and job training. There are four elementary schools, one middle school, and one High school. Some programs for "at risk" children such as the High School Retention Block Grant program have been implemented.

A very high proportion of the Central Albuquerque Area (43%) have not graduated from high school. Twenty two percent are high

school graduates, 15% have some post secondary education, 18% are college graduates.

Albuquerque High School has implemented a computerized Nova Net Program for Juniors and Seniors who have been identified as possibly not having enough credits to graduate. Approximately 150 students will be enrolled. Evening and weekend classes will be offered.

Services for Seniors and Special Populations

Central Albuquerque has one senior center and three public housing facilities for seniors. Of the 2,714 individuals 65 years of age or older, more than 500 live below the poverty level. Persons with disabilities are more prevalent than elsewhere in the city; 858 are mobility/self care disabled and 1,458 are work disabled. ☐

Key Findings:

Compared to other parts of the city, the Central Albuquerque Community has:

- A high percentage of hispanic residents.
- Fewer working age residents.
- The lowest proportion of high school graduates.
- The highest unemployment rate.
- High incidence of poverty.

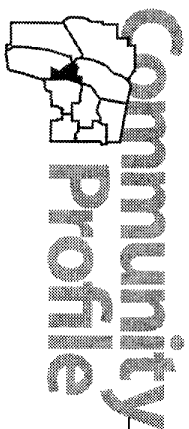
The area has many assets and resources including:

- deep roots in and commitment to the community.
- revitalization efforts and considerable public investments.

Recommended Actions:

Include exploring possibilities for:

- alternative schools;
- additional summer and after-school programs;
- job training; and
- reopening of the Coronado Elementary School.



Community Identity

Elements of the Central Albuquerque Community

Linkages

- Central Avenue
- Bridge Boulevard
- 2nd Street
- South Broadway Boulevard
- Lomas Boulevard
- Paseo del Bosque Bike Trail
- Mountain Road

Centers

- Central Business District (CBD)
- Old Town
- Central/Rio Grande (Zoo and Biological Park)
- South Broadway Cultural Center

Central Albuquerque Favorite Places*

- Albuquerque Biological Park,
- Albuquerque Country Club (private),
- Albuquerque High School,
- Albuquerque Public Library -
- Main Branch and Special Collections,
- Civic Plaza, Highland Park, Laguna
- Boulevard, Martinez House of
- Neighborhood Service, Rio Grande Zoo,
- Rio Grande Valley State Park, Tigues
- Park, Tingley Park, Wells Park

*Identified by participants at
Community Identity Public Workshops

Central Albuquerque is the heart of the City. The downtown area is the regional center for government, banking and tourism. The surrounding neighborhoods are all unique ranging from the historic architecture of Old Town to the turn of the century neighborhoods such as Hunning Highland.

Modern Albuquerque and Old Albuquerque can be seen side by side here. Old Town was founded as a Spanish land grant and continues to function as a neighborhood, even though the focus is changing to tourism. The arrival of the railroad began what was called New Albuquerque, the remnants of the once bustling shops are located south of Downtown near the Barelas/San Jose Neighborhood. Historic Route 66, now known as Central Avenue, provided downtown access to shopping, churches, and government.

The Planning Department identified 28 major projects in Central Albuquerque most of which are opportunities for visual enhancement of the areas cultural identity. The redevelopment of Old Albuquerque High School and the Alvarado Transportation Center will provide vital linkages in attracting people downtown. South 4th Street has been designated a historic zone and parks and restaurants are making it more attractive as a pedestrian gateway to the Hispanic Cultural Center, the Zoo and the Bio Park. Pedestrians in the near future will be able to access all of Central Albuquerque attractions or businesses via a clearly marked urban trail system or trolleys. This should

[Goal 4] Achieve sustainable development and balanced development and redevelopment, including infill development.

[Goal 7] Foster the expression and appreciation of Albuquerque's cultures.

increase the business opportunities along the proposed "cultural corridor". Additional opportunities will be provided by the construction of the new County and Federal Courthouses.

The Central Albuquerque Neighborhood Associations are the oldest in the city. Many were formed in the early 1970's by the Model Cities Program. There are approximately 20 twenty Neighborhood Associations, and two business organizations. All are active and participate in all issues affecting the community.

The Partnership indicated interest in Education, infill housing, job opportunities, Transportation and being a safe place to live and raise a family. ☐

Key Findings:

- Many strong examples of the area's historical identity mark the Central Albuquerque Area.
- Many facilities have been enhanced with historical art works.
- Many new opportunities to enhance public and private facilities are on the horizon.
- Identify key streets to link neighborhoods with a "cultural corridor".
- Develop policy guidelines for redevelopment without gentrifying and balancing development of housing and economic opportunity.

Recommended Actions:

- Assist Neighborhoods in forming a task group to establish "community identity" goals for new public/private investment.

Transportation and Infrastructure

[Goal 3] For infrastructure, equitably balance new construction, maintenance and repair.

[Goal 5] Increase environmental protection and resource conservation.

The Transportation Evaluation Study recommended that the multiple public agencies charged with diversifying downtown should take the following steps as part of its downtown strategy:

- Limit surface parking and encourage parking structures.
- Implement Center City Transportation Studies.

Central Albuquerque has excellent transportation links to the outside world, Interstates 25 and 40, Historic Route 66, Atcheson Topeka and Santa Fe Railroad as well as a close proximity to the Albuquerque International Airport. Several industrial parks, and significant amounts of appropriately zoned land for wholesale/warehousing and commercial retail use are readily available. (Source: *Las Plazas Viejas Study*)

Residents' Travel Patterns

The people who live in Central Albuquerque, not the largest proportion of users of downtown streets, travel in the patterns summarized below:

- 5,054 persons travel to work alone
 - 612 persons car pool
 - 687 use transit
 - 3,434 (43.3%) households are single car families
 - 2,227 (28.1%) are 2 vehicle families
 - 804 (10.1%) have 3 vehicles; and
 - 1,474 (18.6%) have zero vehicles
- (Source: *1990 census*)

Neighborhood residents have voiced concerns about the safety and functions of their neighborhood streets and many have asked for additional traffic management measures to be instituted. The Neighborhood Traffic Management Program has installed speed humps and various other traffic control devices in some especially impacted areas.

Transportation Infrastructure and Albuquerque's Downtown

For many years, community members and the City's decision makers have discussed how Central Albuquerque transportation infrastructure can be changed to support the economic revitalization of the downtown area as well as the health of the entire City of Albuquerque. Many consultants and outside "experts" have been used for recommendations, and a wide variety of specific actions have been put on the table for consideration. Some examples follow:

Alvarado Transportation Center:

- Need a direct link between Central Avenue and the Alvarado Transportation Center.
- Encourage pedestrian access to and from

the intermodal facility, funnel pedestrians on to Central Avenue.

Parking, Public Transportation and Tourism:

- Encourage use of public transportation.
- Elimination of one-way streets in downtown (Mainstreet Team).

To strengthen the downtown core, the Hispanic Cultural Center, South 4th Street, the Alvarado Center, and Old Town must be linked either by pedestrian or bike trails or shuttle system to provide additional tourism opportunities. This would strengthen Downtown and the neighborhoods. (Source: *Downtown Action Team*)

The possibility of a downtown shuttle system to service the new courthouses and existing offices should be explored. ☐

Key Findings:

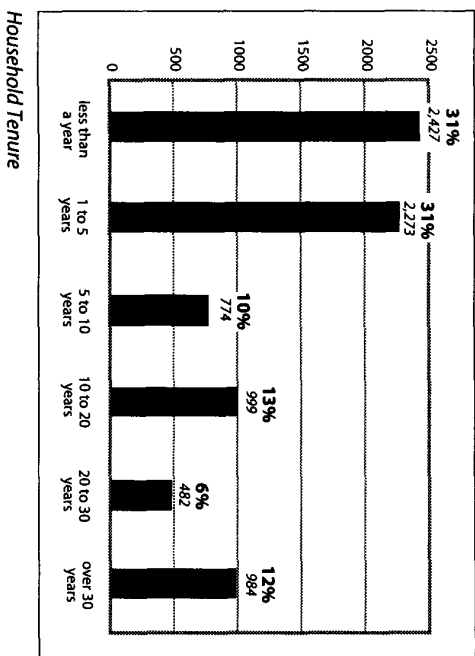
- Residents of Central Albuquerque have concerns about traffic safety and management, and air quality in their neighborhoods.
- Transportation and infrastructure concerns of the downtown core are an integral part of the need for downtown revitalization.
- A wide array of specific strategies have been proposed.
- Impediments to implementation of solutions appear to lie primarily in fragmentation of responsibilities and authority within the public sector and lack of collective will or impetus to agree on and support a strategy.

Recommended Actions:

- Aggregate the functions related to downtown revitalization within City agencies.
- Focus attention and resources public and private on adopting and implementing a strategy.
- Work with Central Albuquerque partnership to prioritize traffic management measures and locations.

Community Profile

Housing



Central Albuquerque's affordable housing is an increasingly reare commodity. Rising costs of existing as well as newly constructed single family homes have made it difficult for families with modest incomes to become homeowners.

The deterioration of the existing housing stock and its transformation to rental housing – often substandard and overcrowded – has opened the door to crime, loss of neighborliness and flight by established families. New construction of multi-family housing would also require some level of public stimulus. Affordable housing should also be made available to families

who wish to remain in or return to their neighborhoods. The Central Albuquerque Partnership has recommended the implementation of housing infill projects including use of vacant lots by non-profit housing agencies.

More than half (55%) of the area's housing was built prior to 1950, compared to 17% of the entire housing stock of Bernalillo County was built prior to that year. The highest concentration of deteriorated single family homes is located in Central Albuquerque. Nearly 42% of the units showed some sign of deterioration. This area also contains a disproportionate number of homes,

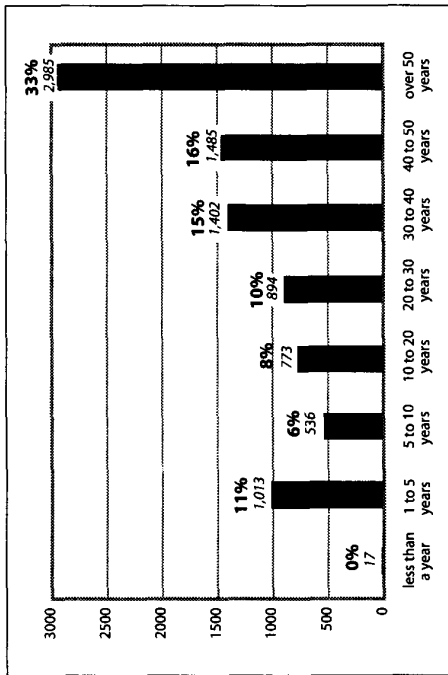
- [Goal 1] Enhance the basic social contract by enhancing the lives of youth and seniors, supporting the family, fostering and maintaining stable neighborhoods and providing affordable housing.
- [Goal 4] Achieve sustainable development, and balanced development and redevelopment, including infill development.
- [Goal 7] Increase environmental protection and resource conservation.

particularly rental properties, that violate the City's Housing Code. The vast majority of households occupying substandard housing are low income. One result of high cost-housing Conditions range from standard 5,545 (38%). light deterioration 2,686 (28%), light/moderate 870 (9%), moderate 246 (3%) to extreme 98 (1%).

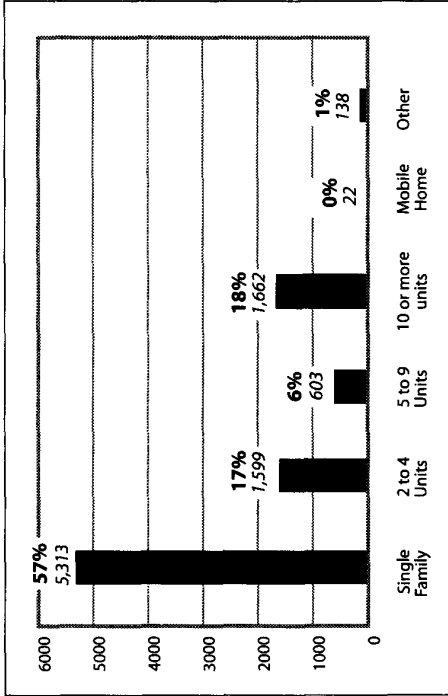
It is important that historical characteristics of each neighborhood should be protected and enhanced in any rehabilitation or new construction.

Central Albuquerque ranks second in having the highest percentage of renter occupied housing units. For almost half (47%) of renters, housing costs are more than 30% of their incomes. Even for 23% of homeowners in this area, mortgage payments are a burden, requiring more than 30% of household income. This is the second highest in the city. A better balance of owner-occupied rental properties can stabilize and improve neighborhoods.

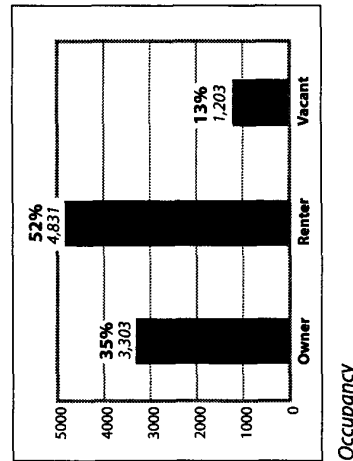
Age of housing in Central Albuquerque varies widely: 2,985 units (33%) are over 50 years



Structure Age



Types of Housing



Occupancy

old, 1,485 (16%) are 40-50 years, 1,405 (15%) 30-40 years, 894 (10%) 20-30 years, 773 (8%) 10-20 years, 536 (6%) 5-10 years, 1,013 (11%) are one to five years old. Only 17 housing units are less than 1 year old. (Human Services Needs Assessment)

There are five city operated public housing facilities, three are for families and two for senior citizens. One of the facilities will be converted to ownership status in the near future. (Source: Human Services Needs Assessment)

The Homeless

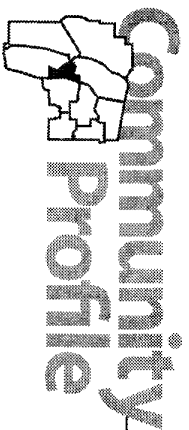
The greatest evidence of Community problems related to homelessness, and the majority of homeless services are also concentrated in the downtown-Barelas area. (Source: Human Services Needs Assessment). Homelessness is the leading concern discussed in the "Priority Issues" section of this blueprint. ☐

Key Findings:

- A substantial amount of the area's housing stock is older and substandard
- This area has the second highest ratio of renters to homeowners
- Housing affordability is an issue in Central Albuquerque
- Historic preservation is important
- Considerable investment of HUD assistance to address the above concerns is already evident and should be continued.

Recommended Actions:

- Encourage Housing Infill projects, including agencies.
- Use of vacant residential lots by non-profit housing agencies.
- Expand home ownership programs such as mortgage assistance programs, for sale of low income housing units to neighborhood residents.
- Rehabilitate both owner-occupied and rental units as detailed in the Consolidated HUD Plan.
- Explore establishment of CDC's for housing assistance.
- Assist community groups in self determination, and sponsorship of neighborhood programs.
- Identify ways for historic preservation to assist in neighborhood redevelopment.



Recreation

Two plans have been adopted which guide the development of trails and bicycle facilities in Albuquerque: the Trails & Bikeways Facility Plan and the Bikeways Master Plan. To guide the acquisition and development of Open Space, the Open Space Facility Plan is in the process of adoption (completion expected in 1998). To date, a formal assessment and discussion of Parks, Open Space and Trail systems by community planning area has not been completed.

Inventory

Central Albuquerque is the historic heart of the City and contains many of Albuquerque's first parks. The development of Old Town Plaza in 1706 brought the City's earliest meeting place and public recreation area. Then, citizens waited almost two centuries for their next public facility, Robinson Park, which was constructed through a fund-raising effort and developed on land donated for park purposes by the New Mexico Town Company. The City's third park—Highland Park, was developed in 1900 as the

combined result of a land donation from the Terrace Addition Improvement Company and the City purchase. In 1914, Max Nordhaus donated Soldiers and Sailors Park at Central and Tijeras to the City and it was planted in about 1920. Another early City Park, now lost to Albuquerque's new Federal Courthouse except for: "The Madonna on the Trail" which remains in its plaza, was McClellan park, originally an apple orchard purchased with \$6000 raised by Judge McClellan and area residents and donated to the City for a park.

Central Albuquerque's parks offer the greatest quantity of ballfields in the City and this community planning area is second to the Mid-Heights in number of community parks and play areas as well as second to the Near Heights Community in number of basketball courts. While third in quantity of tennis courts, Central Albuquerque does offer the highest number of lit tennis courts in the City. All parks in the Central Albuquerque area are 12 acres or smaller in size and range from the distinct neighborhood character of Mary Fox Park to Old Town Plaza,

- [Goal 1] Enhance the basic social contract by enhancing the lives of youth and seniors, supporting the family, fostering and maintaining stable neighborhoods and providing affordable housing.
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- [Goal 7] Increase environmental protection and resource conservation.

known for its history and tourism, to Hazeldine Park, and inner city play lot of less than 1/4 acre. Central Albuquerque's parks meet many differing needs of the community while they offer a variety of functions. Several of Central Albuquerque's parks, some now controlled by historic overlay zones or City Landmark status, contribute to the preservation of historic character in some of Albuquerque's most significant neighborhoods. Among these historic neighborhoods are Huning Highland, the City's first subdivision, platted in the same month as the advent of the railroad; Santa Barbara/Martineztown, a composite of three distinct communities which often work together towards common goals; Barelas, started in 1825; the Fourth Ward; and South Broadway, made up of three neighborhoods—San Jose, Eugene Field, and John Marshall. The newly renovated Civic Plaza and the adjacent Crossroads Pedestrian Mall provide an important urban center and pedestrian space for downtown Albuquerque.

The Central Albuquerque Community Planning Area contains:

13 Neighborhood Parks: All 25 acres of neighborhood parks are developed and individual park sizes range from less than 1 to 8.6 acres. Facilities found in Neighborhood Parks include: 10 play areas, 1 game field, 2 unlit tennis courts, 1 ballfield, 8 full basketball courts, 1 half basketball court, 2 community centers, 2 outdoor swimming pools with buildings

17 Community Parks: of the 79 acres of community parks, 73 acres are developed and sizes range from 1 to 12 acres. Facilities found in Community Parks include: 9 play areas, 11 ball fields, 2 game fields, 6 lit tennis courts, 4 unlit tennis courts, 2 jogging paths, 11 full basketball courts, 7 half basketball courts, 3 community centers

1 Regional Park: All 4 acres of regional parks are developed. Facilities include: 1 stage (Civic Plaza)

Open Space Facilities: Rio Grande Valley State Park (RGVSP)

Trails: Paseo del Bosque

Public Art: "To create the Beloved Community," Dr. Martin Luther King, Memorial, "Southwest Pieta," Martineztown Park, "Don Francisco Cuervo y Valdes," Old Town Memorial Plaza

Current and Upcoming Projects

Projects recently completed, currently in progress, or recently funded in the Central Albuquerque Community Planning Area include: Tiquex Park, East San Jose Pool/Gym/ Community Center, Barelas Community Center and Plaza, Barelas Gateway Park, Dennis Chavez Community Center, Jack Candelaria Community Center, Martineztown-Santa Barbara Park, Martineztown Park, Mary Fox Park, Washington Middle School Park, and the West Central Streetscape project. Quarter Cent Tax funding may also provide for improvements at Tingley Beach Park.

Next Steps in Park, Open Space and Trail Planning

Currently in progress is the development of a Public Information Document describing existing park, open space and trail facilities by individual Community Planning Areas. The document also includes general information about the park, open space and trail development processes in the City of Albuquerque and related issues including general cost information and typical funding sources. Upon completion of this document, a more detailed planning process will proceed with each community planning area. Meetings will be held with individual community planning partnerships to gather public input about existing park, open space and trail facilities as well as to determine future needs within each area.

Related Issues

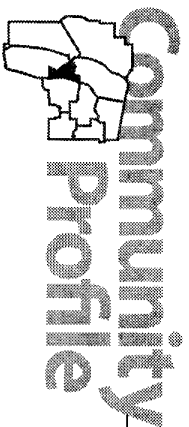
See the Transportation section for a discussion of Commuter Trails.

The majority of Albuquerque's tourist attractions are in or near Central Albuquerque and draw visitors from throughout New Mexico and beyond.

The information regarding parks, open space, and trails (POST) was provided and written by POST staff.

Key Findings:

- Partnership members and the community have indicated a desire for improved signage at parks, and of the increased lighting in parks, but of the type sensitive to surrounding residential areas.
- They would like parks landscaped according to CPTED principles, and in general feel that crime and safety still need more attention, particularly in added patrols.
- Residents feel that additional parking is needed for most of the parks.



Crime and Safety

- [Goal 1] Enhance the basic social contract by enhancing the lives of youth and seniors, supporting the family, fostering and maintaining stable neighborhoods and providing affordable housing.
- [Goal 2] Improve public safety services

More long established families are leaving the Central Albuquerque area and a more transient renter population is moving in.

Many of these neighborhoods, however, have a history of continuous residence by the same families for hundreds of years. Extended families, strong social fabric and a pride of place remain.

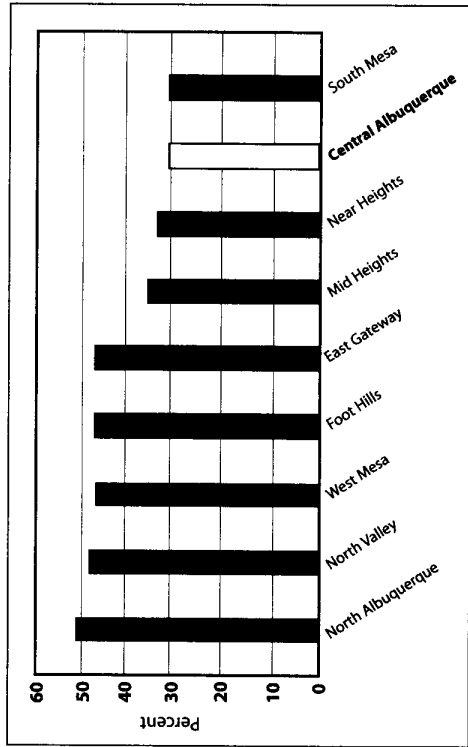
The idea of a sense of community is to return a sense of safety, security, and intimacy to the neighborhoods. Residents should have a sense of control of public places like the streets, the parks, and the schools and not feel threatened by drug dealers, gangs, or vandals. Public places should be inviting so that families feel safe taking walks, visiting neighbors or neighborhood stores, or just relaxing at the parks in their neighborhood. An increase in pedestrian traffic can help reduce

both automobile pollution and crime. (Sources: *Las Plazas Viejas Study, Human Services Needs Assessment*)

Central Albuquerque has the highest crime rate in the city, with a rate of two to three times the city-wide average. Drug and narcotic arrests are 3.5 times the rate of the next highest area.

Crimes

Crime is a major concern in Central Albuquerque. Crimes related to drugs, especially drug dealing in the neighborhoods, and the increasing violence associated with youth gangs are the focus of concern. The blighting effects of crime on neighborhoods caused residents to express dismay at the loss of community. There were 61 cases of violent



Residents who feel "very safe" in their neighborhoods

juvenile crimes in 1995. (Source: *Human Services Need Assessment*).

Because of the high crime rate, the City undertook an innovative approach called Crime Prevention through Environmental Design (CPTED). CPTED has implemented traffic calming devices, increased lighting and aggressive code enforcement in these areas.

Barelas, South Broadway, San Jose, and Santa Barbara-Martineztown were included in separate CPTED workshops. The following needs were identified by the neighborhood residents who attended the neighborhood CPTED workshops.

- street or alley closures • additional street lighting • speed bumps, diverters • improved solid waste disposal • code enforcement
- animal control • landscaping • control of

ingress and egress to neighborhoods

Central Albuquerque residents as well as the Downtown Action Team would like to see an increase in police foot patrols and a centrally located police sub-station. (CPTED) In addition, most neighborhood associations have crime committees. As in most areas of Albuquerque, many community members see a relationship between crime and safety concerns and the degree to which young people are engaged in constructive activity. □

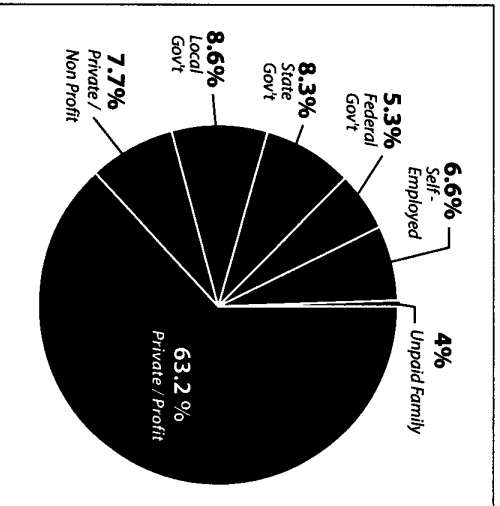
Key Findings:

- Increased economic vitality and activity levels in Central Albuquerque can decrease crime, and decreased crime can boost economic vitality
- Environmental design features can deter crime.
- Neighborhood Associations can be powerful forces in crime deterrence activities
- Youth activities can help in crime prevention.

Recommended Actions:

- Strengthen skill training in public schools.
- Develop programs to stabilize schools.
- Continue implementation of CPTED.
- Continue community policing.

- [Goal 3] For infrastructure, equitably balance new construction, maintenance and repair.
- [Goal 6] Adopt and pursue implementation of an economic vitality strategy.



Employment

According to the 1990 Census only 58.5% of Central Albuquerque resides over 16 years of age were in the labor force, the lowest percentage in the city. Of the persons in the labor force, 13.1% were unemployed, the highest rate in the city. (Source: Human Services Needs Assessment)

Economic Redevelopment

Maintenance of investment and redevelopment of the downtown and Central Albuquerque area is vital to the health of all Albuquerque and the entire metropolitan region. The Central area's mix of land use and economic activities, its design, gathering places, public art, institutional facilities and employment are all interrelated factors in its success. It is among the "priority issues" discussed in that section of this blueprint.

Development/Redevelopment

The Central Albuquerque Community Planning Area contains many neighborhood/business

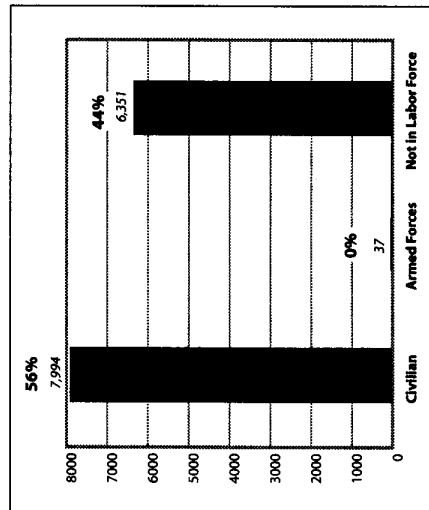
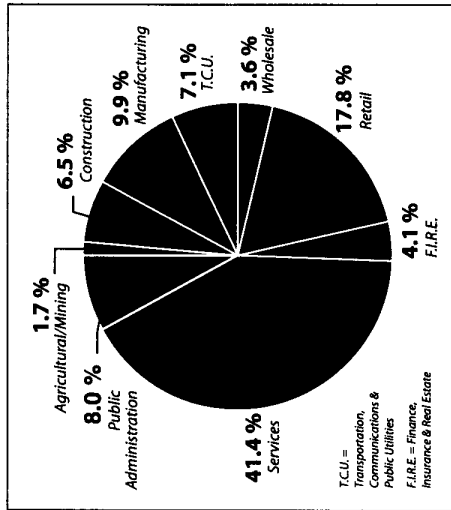
organizations. It is the home to many major tourist attractions, as well as Government and banking institutions.

Redevelopment of Old Albuquerque high School will provide a key element in the emerging Central City Plan. Optional proposals are being evaluated by the Albuquerque Development Commission.

Historic Route 66, south Fourth Street, the Hispanic Cultural Center and the Bio Park are all connected by marked pedestrian trails, trolleys or trains and are designed to increase business in the downtown area.

All of these projects are funded primarily through government. Private investment has been lacking. The facilities, however, are likely to provide a stimulus for new business opportunities for food service, retailing, and support activities.

The Planning Department has identified 28 major projects in Central Albuquerque. Only four were private sector funded. Major projects will



most likely be public-private partnerships. Closer coordination of City Departments, agencies, planning for funding projects in the area should be coordinated by one designated department or a coordinating committee set up to inform or review plans for projects to avoid duplication of efforts.

Other recent and proposed actions likely to provide a stimulus to downtown area development include the Alvarado Transportation Center along the railroad south of Central Avenue, additional downtown housing, construction of the new Federal Courthouse on Lomas at Third Street, and construction of the new Bernalillo County Courthouse and offices just south of Lomas. ☐

Key Findings:

- Transportation and infrastructure concerns of the downtown core are an integral part of the need for downtown revitalization.
- A wide array of specific strategies have been proposed
- Impediments to implementation of solutions appear to lie primarily in fragmentation of responsibilities and authority within the public sector and lack of collective will or impetus to agree on and support a strategy.
- Economic development and housing strategies downtown can improve job opportunities for Central Albuquerque residents.

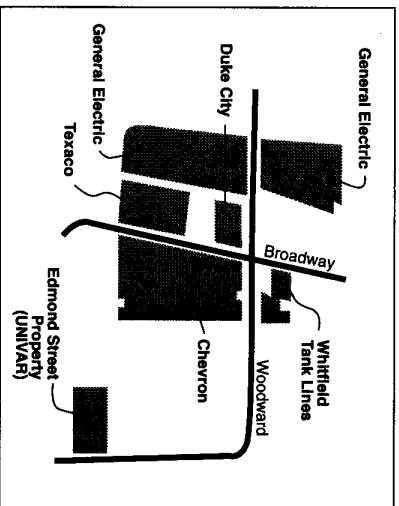
Recommended Actions:

- Pursue economic development through CDC's.
- Provide grants or loans for job generators.
- Expand youth opportunities at job development centers.
- Promote business infill on South 4th street.
- Attract a major grocery store.
- Continue current programs.

Community Profile

Environmental Protection and Resource Conservation

- [Goal 4] Achieve sustainable development, and balanced development and redevelopment, including infill development.
- [Goal 5] Increase environmental protection and resource conservation.



South Valley New Mexico

Noise

Automobiles on I-40, I-25 interchange and the redesign of the Big I will create the need for noise walls in the adjacent neighborhoods and at Albuquerque High School.

Air Quality

- automobile - reduce need for cars in the downtown area to improve air quality. Establish shuttle bus system in Central Albuquerque. Extend hours of bus service.
- the rerouting of buses in the Central Albuquerque to reduce auto emission pollution
- extending the hours that public transportation is available on evenings and weekends

Superfund Sites

There are two superfund sites both located in San Jose (soil, air, groundwater). These sites are monitored on a continuous basis. Clean-up efforts are underway. (Source: *Memo San Jose Awareness Council*)

☐

Archaeological/Historic Sites

Central Albuquerque contains the majority of Historic Buildings as well as the original Plaza built in 1706.

Self-guided walking tours indicated by marked sidewalk tiles and signage will link the Historic Homes and sites throughout the Central Albuquerque Area. The re-routing of a trolley/shuttle system should be also considered. (Source: *Planning Dept./Public Works Dept.*)

Key Findings and Recommended Actions:

- Adopt a strategy for public transportation into and around downtown.
- Work on retaining existing businesses.
- Continue to monitor air quality.

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Central Albuquerque Priority Issues

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Priority Issues

The partnership concentrated their discussions on the following priority issues: homelessness, economic development, and transportation. These priority issues primarily relate to goals 1, 4, 5 and 3 of the City 5 Year Goals and Objectives.

Homelessness

Homelessness and the concentration of homeless shelters and services in the downtown area were identified by the partnership and neighborhood as a major obstacle to revitalization of the surrounding area. It is estimated that the homeless population is between 1,000 and 2,000 persons. In 1996, the mayor appointed a task force on homelessness made up of neighborhood representatives, business owners, property owners, veteran representatives, and homeless service providers. The task force conducted a series of meetings to obtain input from the affected populations, including the homeless themselves. Written comments from other groups and individuals were received. The findings were as follows:

1. Central Albuquerque businesses and residential neighborhoods have experienced serious problems resulting from homeless individuals sleeping on private property, loitering, panhandling, and engaging in other inappropriate (and sometimes criminal) behaviors.
2. The concentration of homeless shelters for single males and other homeless services in and near residential neighborhoods surrounding the downtown business district is becoming and an increasingly incompatible land use in this area and is inhibiting development efforts.
3. The current dispersion of sleeping facilities, day shelter, and other services throughout Central Albuquerque creates a pattern of movement of the homeless that exacerbates the perceived impact of the homeless population on businesses and residential neighborhoods in the area.
4. There is a serious gap in the number of overnight shelter beds for the homeless population, particularly single males, compared to the estimated need for overnight shelter. This contributes to the large number of persons forced to spend nights in places not designed for human habitation and to stop gap measures such as reliance on seasonal shelter at the fairgrounds or to "non-sleeping" overnight shelter at St. Martin's Hospitality Center.
5. The Albuquerque Rescue Mission and Brothers of the Good Shepard shelters, Albuquerque's two major providers of emergency shelter for single men, have been effectively prevented by zoning restrictions from expanding the number of community residential programs in the planning area.
6. Available emergency shelters lack facilities suitable to provide meaningful daytime activities for homeless persons such as day shelter, recreation, social service and education programs. This results in overburdening St. Martin's day shelter facilities during the day; in the excessive loitering in public places by homeless persons; and in the problems of the movement of the homeless around dispersed sites within Central Albuquerque.
7. Emergency shelter facilities serving single men have not been specifically designed for this purpose. Improved design of shelter facilities could enable provider organizations to offer better services to clients and minimize impact on neighborhoods through provisions for such amenities as off-street waiting and parking areas.
8. Health care services offered through Health Care for the Homeless are currently scattered through several sites creating clinical and administrative inefficiencies.
9. There is a lack of appropriate transportation services for homeless persons to assist them in gaining access to dispersed services and employment opportunities. This results in major hardships for the homeless and contributes to the large numbers of homeless persons perceived to be wandering streets in Central Albuquerque.
10. There is a serious shortage of transitional and long-term affordable housing available to homeless individuals, including single-room occupancy units, that forces

many to remain in the street/shelter population.

11. There is an urgent need to make available beds in a detoxification facility to serve public inebriates, including inebriated homeless persons who cannot be served in most emergency shelter facilities.

12. There is a need for continued expansion of supportive services across all of Albuquerque for homeless persons, particularly case management, mental health services, employment services, and child care services for homeless families with children.

13. There is a reportedly growing population of solitary homeless youths in Albuquerque who are not utilizing existing shelter services for homeless and runaway youth nor the service system for homeless adults and families.

Recommendations

In view of the above findings, the Task Force recommends that the City take the following measures that will improve services for homeless persons and relieve some of the impact of the homeless populations on affected neighborhoods and businesses in Central Albuquerque:

Create a Citizen Task Force to make recommendations of the sites at which new facilities for the homeless should be located.

Issues pertaining to the siting of facilities for services to the homeless are extremely contentious and threaten to put neighborhoods into conflict with one another. The Task Force, con-

sequently, recommends the appointment of a broadly-based citizen committee that would review all potential sites for new homeless facilities and present recommendations on the sites that best meet the design and program requirements associated with emergency shelters with the least impact on residential or commercial neighborhoods. The site selection committee, at a minimum, should include one member from each City Council District appointed by the Councilor for that district; two additional members appointed by the Mayor; one representative each from neighborhoods within which homeless facilities are currently located and from adjacent neighborhoods; and representatives of all major homeless service providers. Representation of homeless persons themselves should also be considered. The Planning Department and the Department of Family and Community Services should provide staff assistance.

Replace existing facilities with "State of the Art" designed shelters with significantly expanded capacity.

New shelters should be constructed for homeless persons within the areas recommended by the site selection committee. Such shelters should provide for a significant expansion of the number of beds available to homeless persons. If feasible, the net number of new shelter beds should at least equal the number of persons currently sheltered over night at the fairgrounds and at St. Martin's. In addition, the new shelters should provide capacity for 24-hour services, including space for day shelter, recreation/education, social services, counseling, meals and meal preparation, and out door space with an off-street waiting area and off-street parking. We

recommended that new construction be considered over rehabilitation of an existing structure in order to take full advantage of advances in shelter design developed over the past several years.

Develop a system of transportation services for homeless persons.

The City should work with local agencies to develop a system through which homeless persons could obtain transportation to/from essential services and employment. Such a system could include some form of portal to portal transportation for services such as health care along with vouchers for use of Suntran.

Expand the capacity of the City's detoxification center to include services for street inebriates.

The DWI detoxification center that recently opened at the Bernalillo County Detention Center should be expanded as soon as possible to provide care to street inebriates as well as persons detained for driving while intoxicated. This should include caring for severely intoxicated homeless persons who are not now served by emergency shelters or in other appropriate facilities. Over the next 3-5 years, moreover, the city should pursue the development of a free standing detoxification program with a capacity for up to 100 persons.

Expand the Availability of supportive transitional and long-term housing for homeless families and homeless single individuals, particularly persons with serious mental illness.

The City should continue to aggressively pursue a strategy of increasing the number of housing units designed to transition homeless persons from the street and shelters into long-

term living arrangements fairly distributed throughout the community. This strategy should include: 1) development of additional low-cost single room occupancy (SRO) units for single homeless individuals 2) transitional supportive housing units for homeless families with children; and 3) long-term supportive housing units for homeless persons who are disabled, particularly homeless persons with serious mental illness. Expansion of the number of assisted housing units for the homeless should be a high priority for the city in applications to the U.S. Department of Housing and Urban Development through its Supportive Housing Program and Shelter Plus Care Program.

Expand the availability of supportive services that assist homeless persons in a successful transition from the street/shelter population to a long-term living situation.

A number of key services are needed if homeless persons are to receive needed support in their transition from the emergency shelter or street. The City should work with homeless providers to expand the availability of critically needed case management services; job placement and job training; mental health care; and child care and family services. Expanding supportive services in conjunction with housing opportunities should also be a priority for the City in developing proposals for HUD homeless funding.

Identify the needs of homeless youth and develop services to meet those needs.

The New Mexico Children, Youth, and Families Department should work with the city and local provider agencies to develop an estimate of the number of solitary homeless person

in Albuquerque under 18 years old and the needs of this population. Based on this assessment, NMCFD should take the lead in developing additional programs to meet the needs of homeless youth.

Public toilets was an additional issue raised by the task force. Portable chemical toilets were placed on private property for a 90 day period. The placement of these toilets reduced the migration of homeless persons. The surrounding neighborhoods and downtown business owners were in agreement that the toilet helped clean up the area and eliminated a potential health hazard. (Source: *Mayor's Task Force on Homelessness*)

Economic Development

The Central Albuquerque area includes many of the economic centers of Albuquerque - the downtown finance and government center, two major hospitals and the tourism and entertainment attractions. Despite the presence of these centers, the unemployment rate among residents is nearly double that of the county as a whole. Once bustling commercial arteries are nearly deserted and the neighborhood economics have diminished to local services and absentee-owned business. There have been few private investments in the community creating jobs or developing new commercial activities.

The City of Albuquerque is developing or has developed major cultural and recreational facilities in Central Albuquerque. These include the Botanical Garden, Aquarium, Aquatic Park, Zoo improvements.

The City, State and Federal Governments have entered a partnership for the Hispanic Cultural Center. Conversion of one-way to two-way streets and the directing of automobile traffic to south Fourth street should improve business opportunities. (Source: *Las Plazas Viejas Study*)

The City of Albuquerque Development Commission has been responsible for redevelopment of Central Albuquerque. It operates as a metropolitan redevelopment agency in accordance with City ordinance and state law.

Coordination of Neighborhood Associations, business owners and Government is vital to the success of downtown redevelopment.

Current projects include:

- Streetscape project south 4th street - Completed
- Red Ball Cafe – Construction to be completed in early 1998
- South 4th St. Merchants Association
- Facade improvement in South Broadway and Barelas
- Old Albuquerque High – redevelopment (5 responses)

The Downtown Action Team contributes private sector funds. They market, promote, and recruit businesses such as the Social Security Administration to the downtown core such as the Social Security Administration.

The Downtown Action Team is seeking to create a business improvement district to focus on the following:

- a liquor moratorium to address the – high concentration of liquor licenses downtown
- increased lighting for street and alley public safety
- expansion of the farmers market

Future Planned Housing in Central Albuquerque includes: (Source: *Albuquerque Development Commission*)

- 70-100 3 story units between 6th and 8th street.
- Townhouses-31 units for sale (22% low, moderate income)

- Transportation: infill housing as lots become available

Approximately 39,000 persons work in the Center City Area, this creates a need according to the Regional Transit Authority for;

- Additional parking structures
- High-density housing
- Staggered working hours
- Promotion of mass transit

The Big I interchange project is scheduled for 1999. The State Highway Department has held a number of public hearings concerning the redesign and the impact on the surrounding neighborhoods.

The neighborhood concerns are:

- Loss of property and homes
- Noise pollution
- Auto pollution
- Increased Traffic through the neighborhood
- Access to frontage roads (State Highway Department)
- relocation of bus companies to centralized facilities

Central Albuquerque is a grid pattern of streets. One-way streets increase vehicle speed and undermine pedestrian safety. Infill and redevelopment opportunities are served by an efficient

transit and roadway system. High employment density and the Alvarado Transportation Center should improve transit effectiveness.

Recommendations

- Aggregate functions related to downtown revitalization within City agencies.
- Focus attention and resources public and private on adopting and implementing a strategy.
- Work with Central Albuquerque partnership to prioritize traffic management measures and location. ☐

Approved 1997 G.O. Program Central Albuquerque

Cultural and Recreational Services Biopark / Zoo

Animals of Africa / Phase I	\$2,000,000
Renovation of Cat Exhibit	\$300,000
Rio Grande Australian Exhibit Phase I - II	\$500,000

Cultural and Recreational Services Community Cultural Affairs

Kimo Theatre	\$1,000,000
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Cultural and Recreational Services Museum

Museum Development	\$500,000
Collection Development	\$500,000

Family and Community Services Community Centers

Center Exp., Enhanc. & Upgrade - Barelas Community Center	\$125,000
Center Renovation - Dennis Chavez Community Center	\$250,000
Center Renovation - East San Jose Community Center	\$400,000

Parks and General Services Parks

Park Renovation - Tiguex Park Design	\$50,000
West Central Ave. Streetscape Improvements Phase II	\$1,000,000
Median Landscaping and Renovation - Central Avenue Medians	\$500,000

Public Works Streets

Intersection Improvements - 4th /Bridge	\$200,000
Lead- Coal Avenues Improvements	\$250,000
Guadalupe Bridge	\$200,000
Trails and Bikeways - Downtown	\$65,000

Approved 1997 G.O. Program Central Albuquerque

Neighborhood CIP Projects Neighborhood Set Aside

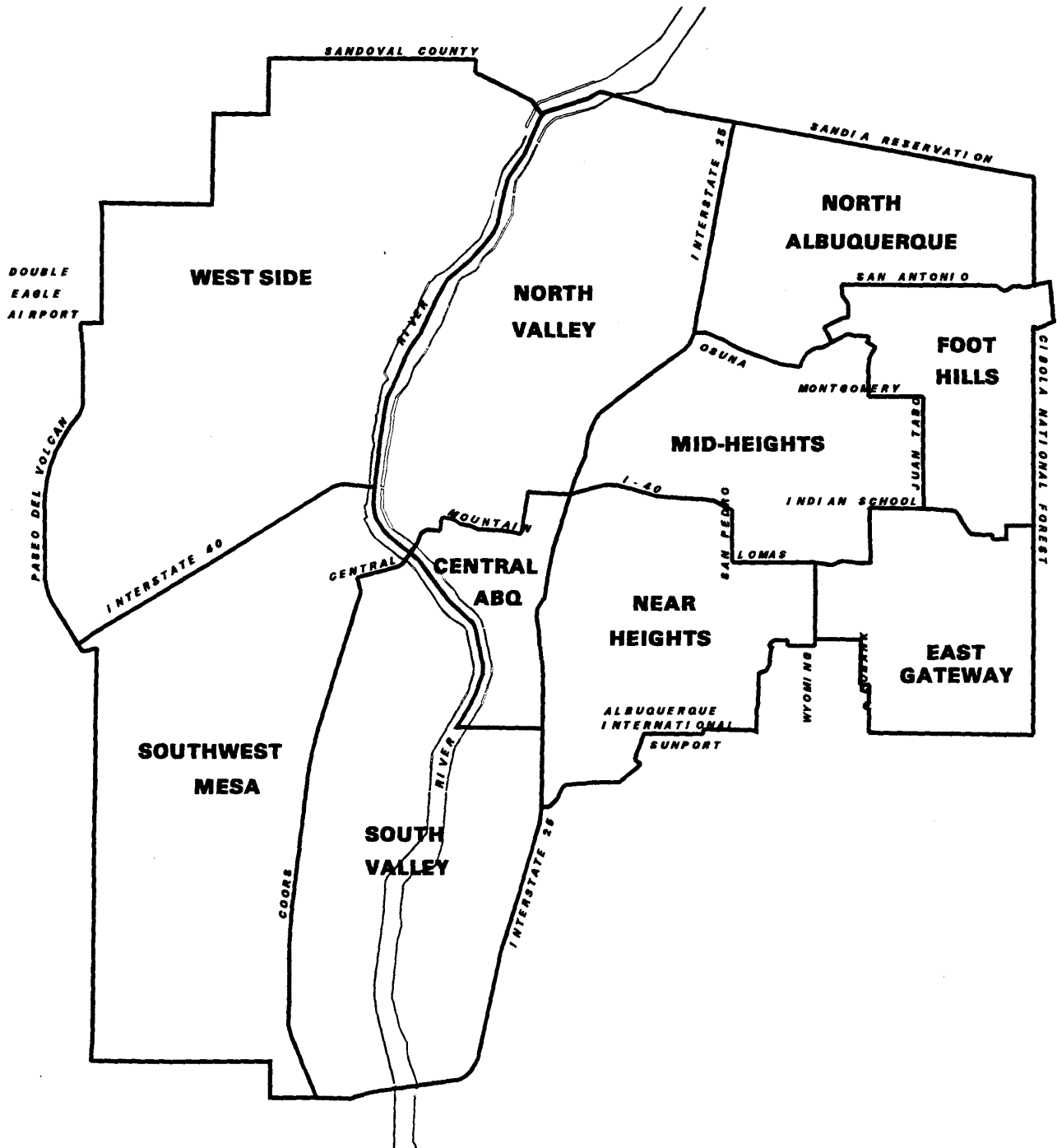
Downtown Holiday Decoration	\$70,000
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Avenida de Cesar Chavez Median Landscaping	\$200,000
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Urban Enhancement Trust Fund Capital Projects

Lomas Blvd. Median Improvements / Broadway to 5th Street	\$115,353
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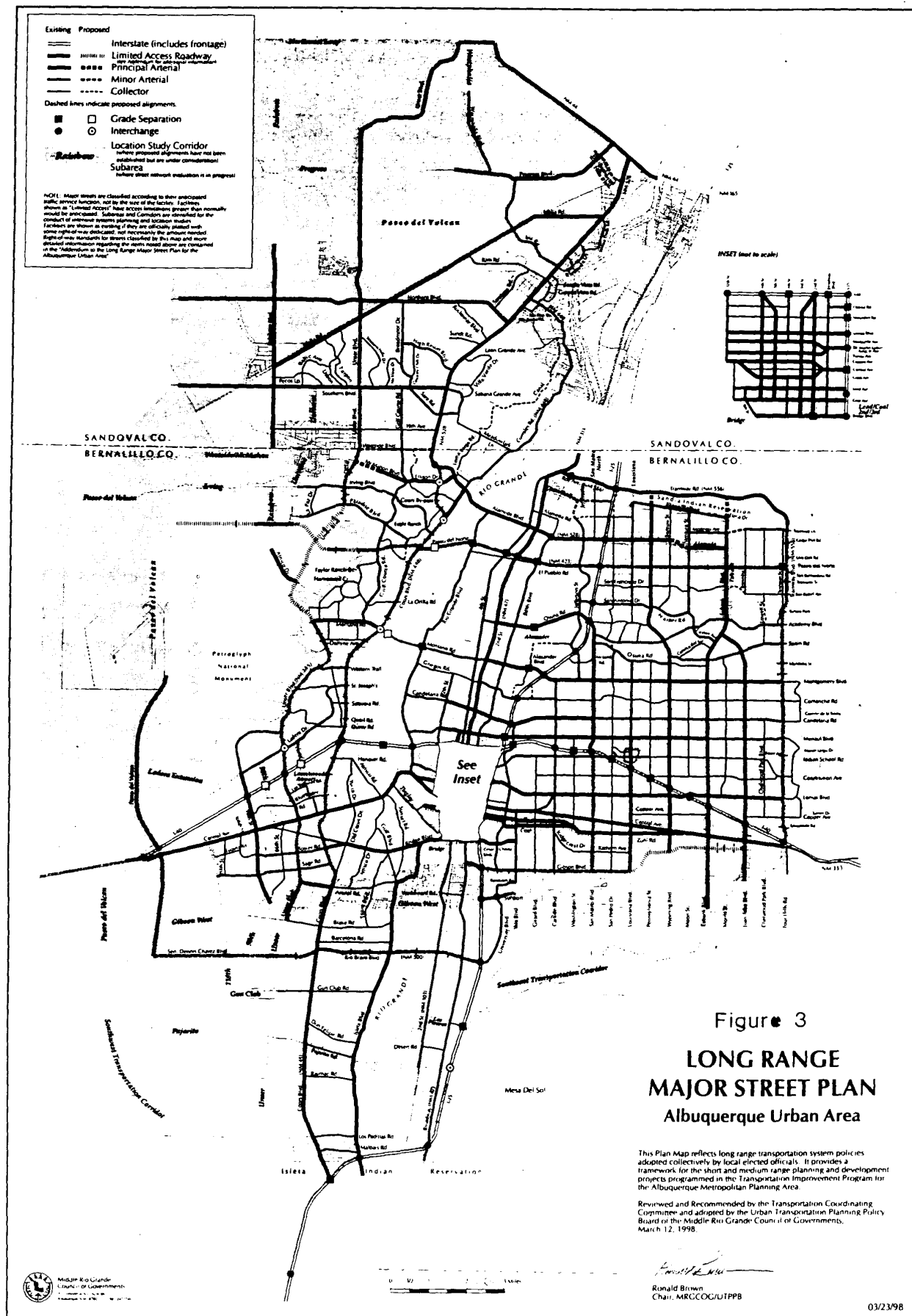
COMMUNITY PLANNING AREAS

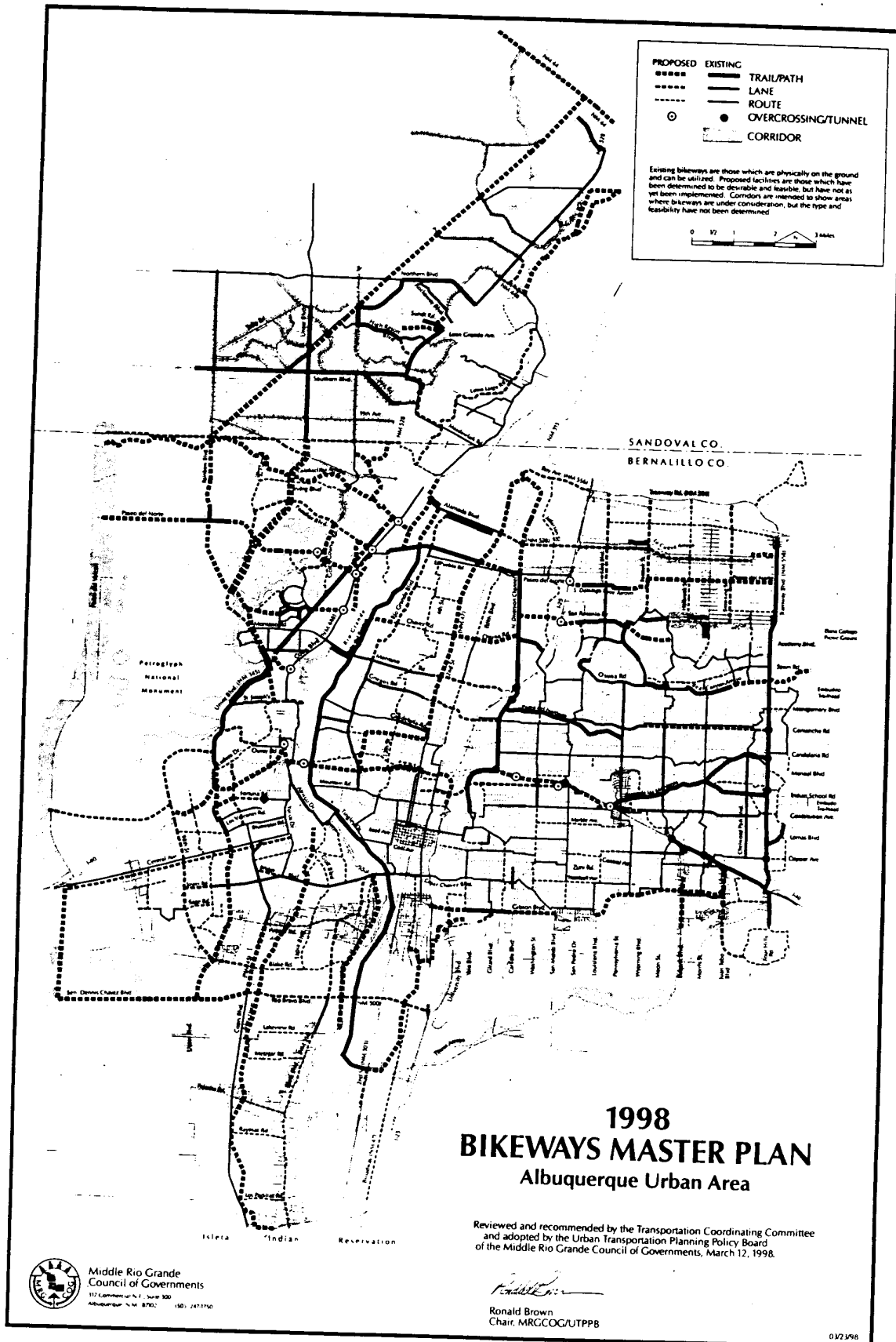


CITY OF
Albuquerque

A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT

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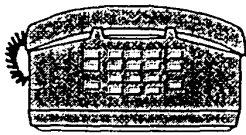
1998 BIKEWAYS MASTER PLAN Albuquerque Urban Area

Reviewed and recommended by the Transportation Coordinating Committee
and adopted by the Urban Transportation Planning Policy Board
of the Middle Rio Grande Council of Governments, March 12, 1998.

Ronald Brown
Ronald Brown
Chair, MRGCOG/UTPPB



Middle Rio Grande
Council of Governments
317 Commercial N.E., Suite 300
Albuquerque, N.M. 87102 (505) 247-1750



IMPORTANT TELEPHONE

NUMBERS (4/98)

*TTY USERS: May call any number listed through Relay New Mexico at
1-800-659-8331.*

*Published by: City of Albuquerque, Department
of Family & Community Services, Office of
Neighborhood Coordination. (feel free to reprint for your publication).*

Police/Fire/Rescue (Emergency) 911

Albuquerque Clean Team (ACT) 823-4228

Albuquerque Police Department

Crime Analysis Section 768-3282

Police (non-emergency) 242-2677

Police Substations:

Foothills 823-4455

Northeast (8201 Osuna NE) 823-4455

Southeast (800 Louisiana SE) 256-2050

Valley (5408 2nd St. NW) 761-8800

Westside (6404 Los Volcanes NW) 831-4705

Records 768-2020

Telephone Reporting Unit 768-2030

Animal Control (Eastside) 768-1975

Animal Control (Westside) 768-1935

Animal Control (County) 873-6706

Attorney General (Consumer Protection) 1-800-678-1508

Better Business Bureau 884-0500

Burn/No-Burn Advisory 768-2876

City Council Office 768-3100

City Council Hotline (Mtgs., agendas) 768-4777

City/County Information 768-2000

Community Planning 924-3860

County Assessor (Property Ownership) 768-4040

County Clerk (Voter Registration) 768-4090

County Commission Office 768-4000

Crimestoppers 843-7867

Dumping on Vacant Lots 924-3850

Environmental Health Offices 768-2600

(for Mosquito/Fly Spraying, Noisy Neighbors, Noise, Restaurant, Food Poisoning Complaints,

Dust

complaints from Construction.)

Fire (Non-Emergency) 243-6601

Fire Marshal's Office 888-8124

Firecrackers or Gunshots 242-2677

Garbage Collection Problems 761-8100

Gas Leaks (Days) 246-7474

(Nights, Weekends, Holidays) 880-7300

Graffiti Removal Services 857-8055

Graffiti 24 Hour Hotline 768-4725

Housing Code Enforcement 764-3959

Keep Albuquerque Beautiful (KAB) 857-8280

Landfill Information

Cerro Colorado 836-8764

Don Reservoir 836-8757

Eagle Rock 857-8318

Montessa Park 873-6607

Landlord/Tenant Hotline 256-9442

Library (Information & Reference) 768-5140

Mayor's/CAO Office 768-3000

Mediation 768-4651

Neighborhood Coordination

768-3790
Neighborhood Crime Prevention 924-3600
Open Space or Bosque 873-6632
Parks Management (7 a.m.-5 p.m.)
Reservations for Parks 857-8669
Lights, Park Maint. Vandalism 857-8650
272-2222

Poison & Drug Information
Public Works Department

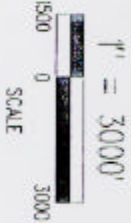
Barricades 768-2552
Cockroach Hotline 873-7009
Emergencies (Water, Sewer) 857-8250
Information 768-3650
Pothole Repair 857-8027
Sandbags 857-8025
Sidewalk Obstructions 857-8680
Special Events Permits 768-2551
Street Maintenance (8-5) 857-8025
After Hours (all divisions) 857-8250

Recycling Information 761-8100
Recycling Hotline 761-8176
Ridepool 243-7433
Sheriff's Department (non-emer.) 768-4160
State Police 841-9256
State Information 1-800-825-6639
Stop Signs (Missing) 857-8028
Streetlights Out/Down Powerlines 246-5890
Suntran Information (Bus) 843-9200
Sunvan Information (Bus/handicapped) 764-6165
Traffic Sign & Speed Information 857-8680
Trees (Obstructing View) 857-8680
United Way Helpline 247-3671
Vehicle Information

Abandoned on Public Streets 768-2277
Inoperable on Private Property 924-3850
Pollution Hotline 247-2273

Wasted Water Hotline 768-3640
Weed & Litter Complaints 924-3850
Weed & Litter 761-8100
(10+ bags/lb. item pick-up - 1 day before trash day)
Zoning Violations 924-3850

When you make a complaint, be specific, provide addresses and the length of time there has been a problem.

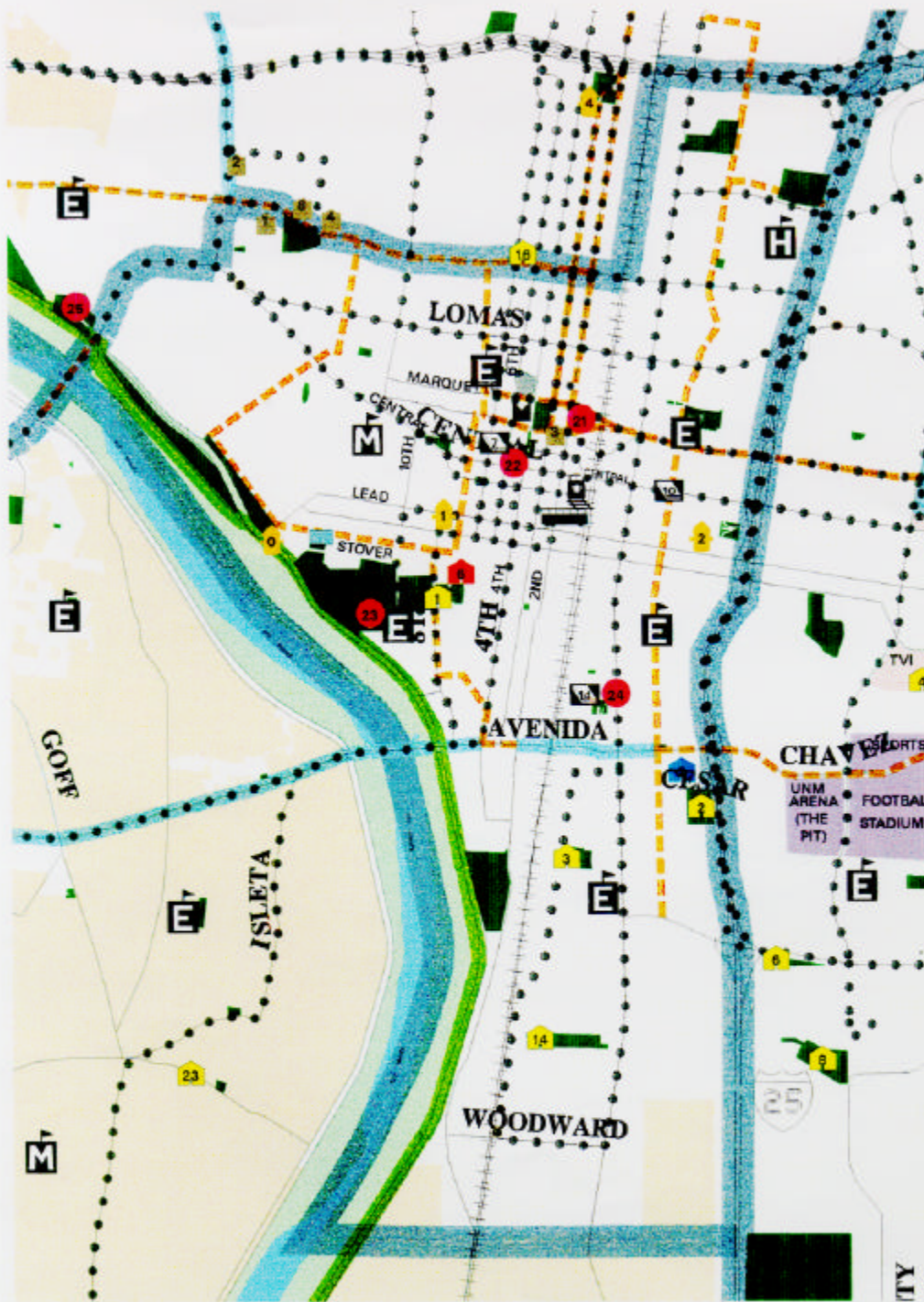













LAND USES (acreage)

SINGLE FAMILY (706)
MULTI FAMILY (159)
COMMERCIAL RETAIL (79)
COMMERCIAL SERVICE (240)
WHOLESALE AND WAREHOUSING (84)
INDUSTRIAL AND MANUFACTURING (221)
PUBLIC AND INSTITUTIONAL (243)
PARKS AND RECREATION (581)
PARKING LOTS AND STRUCTURES (148)
TRANSPORTATION AND UTILITIES (127)
DRAINAGE AND FLOOD CONTROL (46)
AGRICULTURE (46)
VACANT (438)
TOTAL (3,151)

















Central Albuquerque
Generalized Land Use



-  **TRAIN STATION**
-  **BUS STATION**
-  **RECREATION**
- 21. Convention Center
 - 22. Kimo Theatre
 - 23. Rio Grande Zoo
 - 24. South Broadway Cultural Center
 - 25. Albuquerque Biological Park
-  **MUSEUMS**
- 1. Albuquerque Museum
 - 2. Childrens Museum
 - 3. Explore Science Museum
 - 4. Future Explore site
 - 8. NM Museum of Natural History
-  **SWIMMING POOL**
-  **CITY HALL**
-  **POLICE STATIONS**
-  **FIRE STATIONS**
-  **BIKE ROUTES ON STREETS**
-  **BIKE LANES ON STREETS**
-  **BIKE TRAILS OFF STREETS**

LEGEND

-  **COMMUNITY PLANNING AREA BOUNDARY**
-  **SUNTRAN ROUTES**
-  **PUBLIC ROADS**
-  **CITY & COUNTY PARKS**
-  **AREA OUTSIDE OF CITY LIMITS**
-  **OPEN SPACE**
-  **RIVER**
-  **COMMUNITY CENTER**
- 1. Barelas
 - 2. Dennis Chavez Park
 - 3. East San Jose Park/Pool
 - 14. South San Jose
 - 16. Wells Park
-  **MULTI-SERVICE CENTER**
- 2. John Marshall
-  **SENIOR CENTER**
- 4. Senior Multi-Service Center
-  **LIBRARIES**
- 7. Main Library
 - 10. Special Collections
 - 14. South Broadway
-  **HIGH SCHOOLS**
- Albuquerque
-  **MIDDLE SCHOOLS**
- Washington
-  **ELEMENTARY SCHOOLS**
- Dolores González
 - East San Jose
 - Eugene Field
 - Lew Wallace
 - Longfellow

**Central Albuquerque
Community Services**